

PLANNING COMMISSION MINUTES

February 19, 2013

7:00 p.m.

Present: Chairman Tom Smith, Vice Chairman Dave Badham, Planning Commission Members Von Hill, Sharon Spratley, Sean Monson, City Council Representative Beth Holbrook, City Prosecutor J.C. Ynchausti, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: Michael Allen.

Chairman Tom Smith welcomed all those present.

1. Approval of the minutes for February 5, 2013.

Sharon Spratley made a motion to approve the minutes for February 5, 2013 as amended. Beth Holbrook seconded the motion and voting was unanimous in favor.

2. Consider preliminary and final site plan approval for Robert Gibson Townhomes located at 1692 N. 200 W., Robert Gibson, applicant.

Von Hill recused himself from this item. Robert Gibson, applicant, was present. Aric Jensen explained that Mr. Robert Gibson is requesting amended site plan approval for the Stone Creek Village multi-family development, located at 1692 North 200 West. This property was part of an earlier proposal that would have created a Phase 2 of the Aliwood Condominiums. However, due to issues with the Aliwood Homeowners' Association, Mr. Gibson is proposing to amend the site plan to make it a freestanding project.

The applicant is proposing a drive access on the north side of the property and two sets of duplexes facing a center driveway that runs north/south. All utility laterals will enter the site near the driveway on the northwest corner of the property, and then "home run" to the individual units.

As currently proposed, stormwater will sheet flow north and then west down to the drive entrance at 200 West. Because this development is no longer tied to the Aliwood Condominiums and their drainage system, (which drains directly into the Stone Creek box culvert), onsite detention is required. This can be provided either above or below ground in the landscape area west of units 3 and 4. The outlet from the detention basin will then need to be piped into the inlet box about 90 ft. north at the Country Springs Drive intersection. Subsurface detention is probably the better option because the detention area is located in what is effectively the rear yard of units 3 and 4, and a large depression will make it difficult to construct a patio and other improvements required by ordinance.

Included in the redline corrections are the following items:

First, a different project name is necessary because there is an existing Stone Creek Village apartment development in the City.

Second, there needs to be a 6' tall opaque or semi-opaque fence between 200 West and the rear of Units 3 and 4, approximately 8 – 10' from the sidewalk, similar to the adjacent developments.

Third, the inside widths and depths of all the garages must be at least 20' (units 3 and 4 are currently about 18' wide).

Fourth, there needs to be a minimum 50 sq ft patio behind each unit.

Staff recommends final site plan approval with the following conditions:

1. All redline corrections are made,
2. Onsite stormwater detention or an acceptable alternative is provided,
3. The project name is changed and the PUD label is removed.
4. Provide the necessary onsite storm water detention and drainage system.

Mr. Jensen explained that conditions #2 and #4 are the same, so #4 can be eliminated.

Robert Gibson explained that he found a new sewer lateral that can be used rather than cutting into the street. There is also a lateral on site that drains into the storm drain system. The only drainage will be for water which is against the curb.

After a brief discussion Dave Badham made a motion to recommend to the City Council preliminary and final site plan approval for Robert Gibson Townhomes located at 1692 N. 200 W., based on the recommendations by Staff and eliminating the duplicate condition #4. Beth Holbrook seconded the motion and voting was unanimous in favor.

Von Hill returned to the table.

3. Consider preliminary and final site plan approval for Bountiful City Hall located at 745 S. Main, Bountiful City, applicants.

Assistant City Engineer Lloyd Cheney, representing Bountiful City, was present. Aric Jensen explained that the existing Bountiful City municipal campus encompasses approximately 9.3 acres and four structures: City Hall, the Golden Years Center, the Public Safety and Justice Building, and the Bountiful Davis Arts Center. Immediately adjacent to the campus is the Bountiful Branch of the Davis County Library, which is situated on an additional 1.5 acres of land owned by Davis County.

The proposal is to demolish the existing Bountiful Davis Art Center and to replace it with a new City Hall. When the construction of the new City Hall is complete, the existing City Hall will be renovated to house the Art Center and a Bountiful area historical museum.

Mr. Jensen addressed the following issues related to the proposed site plan:

First, because a municipal building encompasses multiple uses/activities, the parking requirement analysis conducted by the Planning Department yielded a range of 114 to 130 parking stalls, with an average of 122 stalls. Based on the average of 122 stalls, there needs to be a minimum of 5 handicap accessible spaces, one of which must be van accessible, which the current proposal meets. The current municipal campus has in excess of 300 parking stalls, more than sufficient for the new City Hall building and the other buildings on campus.

Second, approximately 35% of the site is proposed to be landscaping; while the overall campus is in excess of 40% landscaping. The landscaping consists of a mix of trees, grass, shrubs, annuals, plazas, and walkways. A copy of the proposed landscaping and planting plan, and a proposed materials list, was included with the Staff report.

Third, the proposed site and building are designed to effectively have two front facades – one facing Main Street and another facing the parking lot on the east. It is anticipated that most of the day-to-day traffic will park on the east and enter through those doors, which is why the utility payment counter, the executive offices, the elevator, and other high traffic elements are closer to the east doors than the west. The Main Street entrance functions as the symbolic “face” of the City and is viewed by the occupants of more than 10,000 vehicles per day. As such, the design team created a more majestic, but slightly less practical entrance on the west side, employing dual stairways, raised flower beds, and other features. The east side is designed with a gentle slope from the parking lot to the main doors, with easy handicap access and less vertical landscaping elements than the front.

Fourth, the exterior of the proposed building will be constructed primarily of brick, with a wainscot of honed CMU/block, cultured stone, or a similar masonry product. The relatively low roof pitch and large eaves serve a dual function: (1) They are reminiscent of the heavy roof line typical to Stoker School and other “traditional” buildings of the era, and (2), they provide shade in the summer months and effectively reduce the cooling load of the building. The proposed clock towers also serve dual functions: They create an architectural focal point and they provide access to the HVAC units mounted behind a parapet on the roof.

Fifth, while on the surface the parking lot will essentially maintain its current configuration, there will be significant changes underground to address existing storm drain issues common to the entire campus. First, the slope of the parking lot immediately

to the east of the building will be subtly changed to flow consistently to the north along a new section of curb and gutter. Under the new curb and gutter are two catch basins and a 15" pipe which will carry the water to another 15" pipe located in the driveway on the north side of the building. At the mouth of the driveway and Main Street is another catch basin and another 15" pipe flowing north to Mill Creek. This new system will catch the run-off from approximately the west one-third of the existing campus, while the existing system will be slightly modified to handle the remaining two-thirds.

Lastly, all of the major utility connections are either available on site or in the adjacent Main Street right-of-way. At this time it is proposed to locate the backup generator, the electrical service gear, and related items on the landscape island between the north driveway and the library; however, that property is owned by Davis County. The City is currently in negotiations with the County to obtain permission to utilize this area. If the County is unwilling, then the equipment would most likely be located near the north end of the building and/or in one of the islands in the parking lot.

Mr. Jensen recommended preliminary and final commercial site plan approval for the new Bountiful City Hall, with the following conditions:

1. Make any and all redline corrections.
2. Obtain written permission from Davis County to discharge stormwater into Millcreek.
3. Obtain written permission from Davis County to locate the backup generator and other electrical equipment on the landscaping island adjacent to the library.
4. Install a fence and landscaping around the backup generator and electrical equipment meeting the minimum requirements of the Land Use Ordinance.

Paul Rowland explained that Staff has taken advantage of local talent in the design of the building and landscaping. Bill Gould with Pasker Gould Ames & Weaver (Architects/Planners) and Jesse Bell with MGB & A The Grassli Group (Landscaping) have worked together to make the building and landscaping both functional and something the City can be proud of.

Lloyd Cheney explained that the demolition is the 1st phase, which will be completed within the next few days. The 2nd phase is building the shell of the building, which should be finished in March of this year. And the 3rd phase is completing the inside of the building, which should be finished in June or July of 2014.

Von Hill made a motion to recommend to the City Council preliminary and final site plan approval for the new Bountiful City Hall located at 745 S. Main subject to the conditions outlined by Staff. Dave Badham seconded the motion and voting was unanimous in favor.

4.&5. Consider preliminary and final site plan approval and preliminary and final PUD plat approval for Riley Court located at 517 S. 100 E., Marv Blosch, applicant.

Aric Jensen explained that two years ago Mr. Blossch was granted a Conditional Use Permit to expand Riley Court. Since that time Mr. Blossch hasn't taken any action and now the time limit has expired. Mr. Blossch is now proposing expanding to an independent living center. Currently the Code does not say anything about allowing independent living centers. Staff recommends continuing this item until the ordinance is amended and a conditional use public hearing has been scheduled.

Sean Monson made a motion to continue these two items for Riley Court at 517 S. 100 East. Beth Holbrook seconded the motion and voting passed 5-0. Von Hill abstained from voting.

6. PUBLIC HEARING – Consider amendments to Title 14, Bountiful City Land Use Ordinance.

Aric Jensen explained that on February 5th, the Planning Commission held a public hearing to consider amendments to Title 14, the Bountiful City Land Use Ordinance. Staff has prepared follow-up materials to discuss, plus two new items for consideration.

First, staff has drafted proposed amendments to the sign chapter (CH 19) and the definitions chapter (CH 3), addressing electronic message centers.

Second, Staff recommends that “Independent Living Center (Two acres or more in size)” be added as a conditional use in the Residential Multi-family Zone. In brief, approximately two years ago staff and the Commission spent a considerable amount of time addressing the differences between assisted living centers, independent living centers, and senior apartments. The discussion resulted in new definitions for each use, new parking standards, and a density conversion table (14-5-103 H.) for calculating the equivalent of each use in units per acre. However, due to an apparent oversight, the “Independent Living Center” use was never added to the Residential Multi-Family zone. Staff’s recommendation is that “Independent Living Center (Two acres or more in size)” be added to the zone as a conditional, similar to “Assisted Living Center (Two acres or more in size)” which already exists.

Third, Staff requests that the Commission consider amending the PUD Plat provisions to address a scenario where a PUD plat encompasses more than one zone. The current minimum PUD plat size is dependent on the zoning designation, and there is no language addressing a scenario such as is proposed at Riley Court, where part of the property is zoned Professional Office, and part is zoned Residential Multi-Family.

The public hearing was opened for all those with comments and concerns

The following are the names of those present with their comments:

Gordon Holbrook, owner of Gordon’s Copy & Print.
Tom Tolman, City Council representative and resident of Bountiful City.
Richard Evans, representing Golden West Credit Union.
Phil Wright, representing Golden West Credit Union.

Their comments and concerns were as follows:

1. Allow video, animation and graphics on reader boards.
2. Each business has unique advertising needs.
3. There needs to be flexibility.

There was a lengthy discussion regarding the definition of video verses animation, the maximum size of the reader board, brightness, the times allowed, and how to regulate and enforce the signs.

There was no public discussion or comments on the other proposed amendments.

Sharon Spratley made a motion to recommend to the City Council approval of Independent Living Centers as a conditional use in the Residential Multi-Family Zone. Sean Monson seconded the motion and voting was unanimous in favor.

Von Hill made a motion to continue the public hearing regarding PUD PLAT provisions and electronic message centers. Dave Badham seconded the motion and voting was unanimous in favor.

5. Planning Director's report and miscellaneous business.

Aric Jensen noted that there will be a full agenda on March 5, 2013.

Meeting adjourned 8:30 p.m.